

Balga, 36A Walderton Avenue

Street Front Deluxe 3 x 2 Villa | All the extras | Nearby bus stop



For Sale
End Date Sale

View
ljhooker.com.au/PG8FF4

Contact
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END DATE SALE - All * offers * will be presented on the 5th of December 2024 UNLESS SOLD PRIOR

Perfect first home or entry level portfolio investment can lock and leave(* Price guide \$600ks *)

' Villa Celeste ' | roller shutters | solar panels | full reticulation | RCAC | new kitchen appliances

Fibre to the premise | Split systems main bed and lounge | network points abundant

Devanti Ceramic cooktop and oven | new rangehood | new dishwasher | floorboards

Convenience location with excellent transport parks and amenities all abundant and



LJ Hooker Mirrabooka
(08) 9344 5577

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nearby

Plenty of activity around this elevated Balga Location near the popular Balga Primary School

Potential rent +\$600 per week | Functional location | Easy care | Nearby parks shops amenity

Nearby to Balga Plaza shops with IGA and &/11 | Walking distance to Fernhurst Reserve

A suitable opportunity for first home owners investors & downsizers | Large storage room

Parking for 2 visitor cars | Double garage | Private courtyard potential to alfresco

Brief //

Living nearby Fernhurst Park is full of fun with regular cricket matches played there Downsizers young couples investors this is an easy care 3 bed 2 bath villa street front house that is well presented well located secure spacious and with strong rental returns Located on elevated Walderton Crescent near the bus stop with nothing to do here but move in and enjoy the naturally cool spacious lay out with kitchen dining and large lounge to private courtyard entertaining big bedrooms all easy maintenance big windows offering fresh air and natural light all in this residential location near lots of amenity

Features //

The executive villa lifestyle with spacious living including Master bedroom with generous WIR and ensuite second and third bedrooms have BIR robes - Central bathroom with separate bath shower wc and nice vanity - Large separate eastern style laundry - Fully equipped galley style kitchen previously gas cooking now low maintenance super clean induction cooking and private street view - Open plan kitchen and living areas - Courtyard fully paved with garden beds and BBQ area - Large storage room - Double garage - Plenty of storage - gas HWS - Security screens and doors - Naturally cool property due to position and orientation - nice neighbours - zero strata

Property //

In one of Balga's peaceful pockets nearby Arkana to Wanneroo Road improved by these well built villa houses including this comfortable street front villa in this complex of three providing security and style with comfort and class for the relaxing lifestyle in this family location near to all the amenities transport and amazing recreational facilities nearby 3 bedrooms 2 bathroom this neat property has a master bedroom with AC and equally impressive second and third bedrooms good separation from the spacious living areas and with large windows allowing plenty of natural light and atmospheric versatility The living areas receive all year round morning light from the beneficial eastern aspect of the alfresco space providing a tranquil retreat while the undercover garage area has plenty of space for a variety of uses

Lifestyle //

This area has so many renowned and exciting areas to mention with the stunning shops and parklands starting around the corner from the very doorstep with the Fernhurst Park and the Balga Plaza whilst offering extra super conveniences like Stirling Gate for all your shopping needs and Warwick Stadium for exercising with Warwick Grove for easy social



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fun and pretty good coffee

A convenient property in a functional location with very low costs perfect for downsizers
young families minimalists and secure lock and leave investing

Location //

- 10m Bus stop
- 1.2km Stirling Gate
- 10km to Perth CBD
- 200m Balga Primary
- 200m Wadhurst Park
- 500m Fernhurst Park
- 3.8km Warwick Grove
- 4km Warwick Stadium
- 3.3km to Warwick Train Station

(All measurements are approximate only)

Don't miss out on this fantastic opportunity to secure a modern family home in Balga
Whether you're looking to settle down or invest this property is sure to impress
Contact us today to arrange a viewing and discover all that this wonderful home has to
offer

Built : 2009

Shire Rates : (approximately) \$1600 p.a.

Water Rates : (approximately) \$1082.40 p.a.

Strata per quarter : \$0 per quarter

T&C'S :

- * End Date Sale - Offers presented 05 | 12 | 2024
- * The sellers reserve the right to accept an offer prior to the End Date Sale process
- * Finance offers welcome (A written pre-approval will assist you in the offer process)
- * Building & Termite inspections are welcome
- * Flexible settlement time frames available
- * Subject to sale offers possible

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Disclaimer:

In preparing this information Edi & the LJ Hooker team have relied in good faith upon
information provided by others and have made all reasonable efforts to ensure that
information is correct

The accuracy of the information provided to you written or verbal cannot be guaranteed

If you are considering to purchase this property please must make your own enquiries
necessary to satisfy yourself that any important and relevant information is correct and
accurate - thank you



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More About this Property

Property ID	PG8FF4
Property Type	House
House Size	122 m ²
Land Area	214 m ²
Including	Ensuite Toilets (2)

Edi Carver 0438 933 506

Senior Sales Executive | edward.carver@ljhooker.com.au

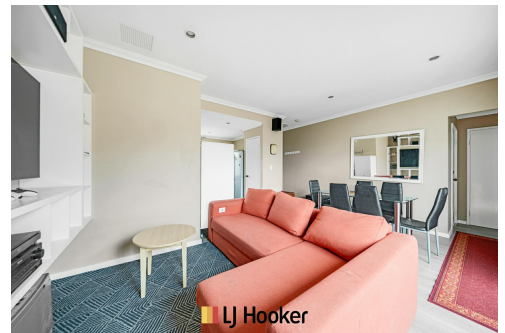
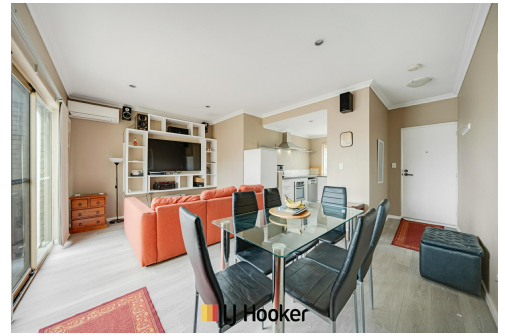
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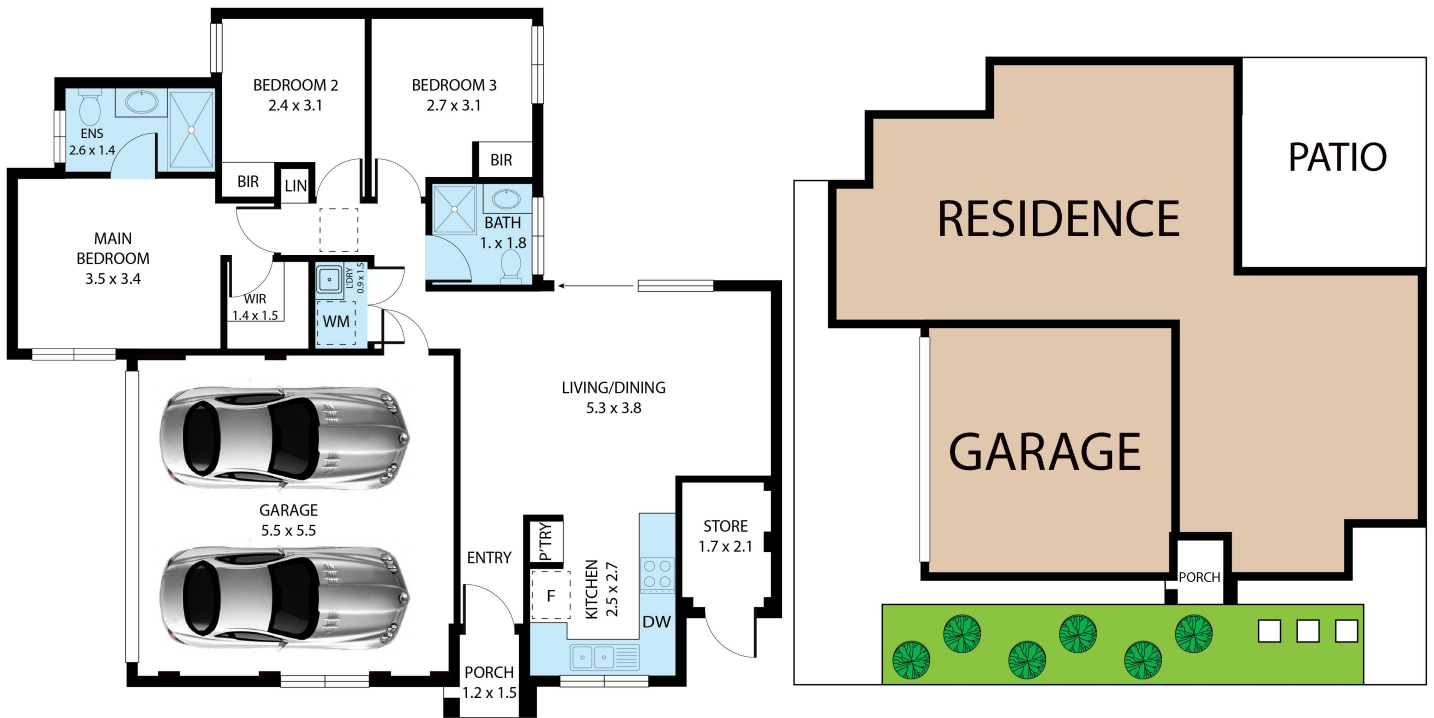
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36A Walderton Avenue, Balga, WA, 6061

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

APPROXIMATE BUILT AREAS

BUILTS AREA	:	72m ²
GARAGE	:	30m ²
PORCH	:	1m ²
STORE	:	2m ²
TOTAL BUILTS AREA	:	105m ²